



BOARD OF SUPERVISORS Agenda Number:
AGENDA LETTER

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Submitted on:
(COB Stamp)

Department Name: Public Works
Department No.: 054
For Agenda of: March 11, 2025
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors, acting as the governing authority of County Service Area 12

FROM: Department Director(s): Chris Sneddon, P.E., Director (805) 568-3010
Contact Info: Martin Wilder, P.E., Deputy Director (805) 803-8750

SUBJECT: **Acceptance of Sewer Easement on APN 023-121-005 – 1st Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors, acting as the governing authority of County Service Area 12:

- a) Accept the easement deed from Crandall S. Edwards and Doreen J. Edwards, husband and wife as joint tenants, owner of APN 023-121-005, and authorize the Clerk of the Board to execute the certificate of acceptance; and
- b) Find that the proposed action does not constitute a "Project" within the meaning of the California Environmental Quality Act, pursuant to 14 CCR 15378(b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Summary:

This item is on the agenda in order to acquire a public sewer easement over APN 023-091-012 pursuant to the terms of the Agreement for Acquisition of Property recorded as instrument 1985-003531.

Discussion:

An accessory dwelling unit (ADU) is proposed by the property owner, which requires follow up to the conditions of instrument 1985-003531 that originally authorized the construction of a public sewer main on this parcel. This allows the ADU to be situated on the parcel without encroaching into the public interest of the public sewer main.

Background:

County Service Area 12 was formed to address failing septic systems in response to Regional Water Quality Control Board (RWQCB) Resolution 83-04. The County of Santa Barbara initiated the establishment of County Service Area (CSA) 12 by Resolution 84-72 and the Santa Barbara Local Area Formation Commission (LAFCO) formally established CSA 12 by approving LAFCO Resolution 84-654. Its primary function is to collect wastewater through approximately 13.5 miles of sewer system, which is conveyed to and treated by the City of Santa Barbara pursuant to the terms of a joint powers agreement. Rules and regulations regarding the function and operation of CSA 12 were codified by Ordinance 3574 in Chapter 22A of the County Code. An EIR was prepared for the Mission Canyon Area Wastewater Facilities Plan in November of 1983.

Approximately 3.3 miles of the sewer system are located on private property. Due to the difficulty in laying out the exact location of proposed sewer lines on private property, a license to construct these facilities was written into the Agreements for Acquisition of Property in many cases. The agreement recorded as instrument 1985-003531 for the installation of a sewer main on APN 023-121-005 located at 2765 Williams Way included a provision that after construction, Owner shall convey an easement to Entity based on the "as built" location of the sewer improvements. This action completes this task, and is required in order to allow the owner to site a proposed ADU on the parcel in the proximity of the sewer main without encroaching.

Therefore, staff recommends approval of the motion to accept the easement in conformity with the terms of the Agreement for Acquisition of Property.

Special Instructions to Clerk of the Board:

After Board action, direct the Clerk to:

1. Execute the acceptance of the easement deed.
2. Forward the executed easement deed and certified minute order to Martin Wilder, at the North County Public Works Building, 620 West Foster Road in Santa Maria, CA 93455, to record. A recorded copy will be forwarded to the Clerk of the Board for filing.

Attachments:

Attachment A – Easement Deed

Authored by:

Martin Wilder, General Manager, (805) 803-8750

Copy:

File